



Century Centre
 203, 4807- 50 Avenue
 Red Deer, AB T4N 4A5
 Phone: 403-346-6655
 Fax: 403-341-7813
 www.advantagecommercial.ca

INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED
 TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	Starsand Place	ADDRESS:	4, 7719 Edgar Industrial Drive	ZONING:	I-1
SUB-DIVISION:	Edgar	LOT:	12	BLOCK:	7
SQ. FT.:	3,875	CONDO UNIT:		PLAN:	012-5151
DIMENSIONS	100' deep	CONDO PLAN:		UTILITIES:	Tenant Pays
OFFICE/AREA:		WASHROOMS	To Be Built	MEZZANINE:	No
YARD:	Common/Gravel	NO. OF OFFICES:		SUMP:	Yes
BASE RATE/SQ. FT.:	\$13.00	OVERHEAD DOORS:	1 – 14' x 16' 1 – 13' x 16'	LOADING DOCK:	No
EST. NNN/SQ. FT.	\$3.80	BASE RENT/MTH:	\$4,197.92	ESCALATIONS:	\$0.50/year
LSE TYPE (NNN/G):	NNN	EST. NNN/MTH:	\$1,227.08	TOTAL/MTH:	\$5,425.00
KEYS:	See Mike	TOTAL/MTH:	\$5,425.00	LISTING AGENT:	
NOTES	<p>Excellent location on Edgar Industrial Drive. Currently an open shell space (demising wall to be built). Hi-bay lighting, radiant heat, and sump. There is 1 – 14' x 16' and 1 – 13' x 16' overhead door with some 'sunshine' panels which bring in lots of natural light. 200 amp electrical service. Both overhead doors are automatic. Approx 23'-25' roof height at the centre. There is currently an overhead crane in place however isn't owned by the Landlord and not included; may be available for purchase. Good sized common yard. Yard width extends a bit farther than Bay width. There is a sign can on the front of the bay for new tenants use.</p>				
		AVAILABLE:	Immediate	LISTING #:	